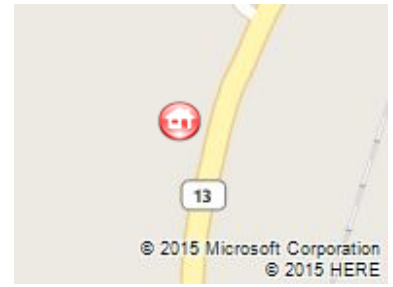


ALL FIELDS WITH EMAIL



MLS #	20151185	Overhead	Four or
Class	COMMERCIAL	Doors(Gradelvl)	More
	/INDUSTRIAL	# of Docks	None
Type	Business w	Parking Spaces	6-10
	/Residence	Garage Capacity	4+ Car
Area	Suburban		
Asking Price	\$235,000		
Address	7449 Mount Vernon		
	Road		
Address 2			
City	St. Louisville		
State	OH		
Zip	43071		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

Contract Status Y/N	No	Contract Type	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	1.0000	Price Per Acre	
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammler.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
Auction Y/N	No	# of Offices	
# of Parking Spaces		Township	Other
Subdivision		County	Licking
Comp-Variable Y/N	No	Semi-Annual Taxes	843.09*
Parcel #	05929680801002	Lot #	4
Listing Date	12/1/2015	Expiration Date	12/1/2016
Lot Size/Acres	1.00	Approx Year Built	1996
Age	19	Approx Above Grade SqFt	1,716
Approx Total Living Space		Zoning	B-1
Assessments	3.00*	Heat Cost	
Walls		Floors	
Utilities		Electric Company	
Retail Square Footage		Office Square Footage	
Warehouse Square Footage		Residence Square Footage	
Upper Square Footage		Main Square Footage	
Lower Square Footage		Total Rooms	
Rents Income		Sales Income	
Other Income		Total Income	
Net Income		Insurance Expense	
Half Year Taxes Expense		Utilities Expense	
Other Expense		Total Expenses	
D. B. A.		Directions	
Parcel #1		Parcel #2	
Parcel #3		Parcel #4	
Documents On File		Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	12/3/2015
Status Date	12/3/2015	HotSheet Date	12/3/2015
Price Date	12/3/2015	Input Date	12/3/2015 3:52 PM
General Date	12/1/2015	Original Price	\$235,000
Days On Market	2	City Corps. Limit	No
Homestead Y/N	No	Homestead \$ Amount	
CAUV Y/N	No	CAUV \$ Amount	
Village	Other	Comp-SB	0
Comp-BB	3	Picture	16

FEATURES

ROOF Shingle	COOLING Central Air	DRIVEWAY Gravel	LAND STATUS Land Included
HEATING Forced Air Propane	BASEMENT Crawl Space	EXTERIOR Vinyl	TYPE OF BUSINESS Other (See Remarks)
WATER Well	GARAGE TYPE Garage Detached Other	ACCESS State Highway	
SEWER Septic		FLOORS Vinyl Wall To Wall Carpet	

FINANCIAL

Financing Remarks

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1 - Agent Name	Selling Office 1 - Office Name
Seller Concessions Y/N	Seller Concessions
Financing	

REMARKS

Unique opportunity! Residence with storage unit business on property, situated on 1 acre of ground, zoned B-1, features a nice ranch home with 3 bedrooms and 2.5 baths, formal living and dining rooms, open great room with family room, cabinet filled kitchen and breakfast room, main level laundry, 3 -Seasons sun room with attached storage, covered back and front porches, two Amish constructed yard barns, detached 24 x 40 Pole Barn with big workshop, there are 34 storage units, the building is all steel and concrete and measures 30 x 130, potential gross annual income of \$17,520. Priced to sell at \$235,000.

AGENT TO AGENT REMARKS

ADDITIONAL PICTURES

